

CITY OF BEAVERTON

PLANNING COMMISSION

FINAL AGENDA

BEAVERTON CITY HALL
COUNCIL CHAMBERS
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005
JUNE 6, 2001

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

CONTINUANCE

1. **COMPREHENSIVE PLAN LAND USE ELEMENT REMAND AREA 7 (CPA 99-00025)**

The Planning Commission recommended approval of the proposed amendment to the Land Use Element text and Comprehensive Plan Land Use Map on November 29, 2000 after a series of hearings. On March 5, 2001, staff requested City Council remand portions of the proposal back to the Planning Commission for reconsideration. The Planning Commission expanded consideration of Remand Area 7 to include two new parcels (1S116BB02700 and 1S116BB03100) in addition to 1S116BB03000. This notice is to provide an opportunity for a new hearing regarding the Station Community Comprehensive Plan Land Use Designation on these three parcels approved through the South Tektronix Station Community Planning Process. The Planning Commission will consider whether to recommend application of the Corridor designation to these properties. The Corridor designation can be implemented through several zones, including General Commercial and Office Commercial.

NEW BUSINESS

PUBLIC HEARINGS

1. **MERLO STATION AREA PLAN AMENDMENTS**

CPA2001-0011 consists of a proposal to change the designation on the Comprehensive Plan Land Use Map embodied within CPA 99-00025 from Station Community to Industrial on the portion of tax lot 1S108BA00100 that was formerly known as tax lot 1S105CC0046.

CPA2001-0012 consists of a Comprehensive Plan Text Amendment to add the Merlo Station Area Community Plan to Volume V of the Comprehensive Plan as embodied within CPA99-00025, adopt a land use map depicting three sub areas, and recommend changes to the City's and County's Transportation Systems Plans.

TA2001-0006 consists of amendments to the City's Development Code in Chapter 20, section 20 to:

1. add a new Station Community-Employment zoning district,
2. add applicable Site Development Requirements,
3. modify or add applicable Supplementary Regulations, including addition of a Major Pedestrian Route Map for the Merlo Station Area,
4. potentially add information related to Natural Resource Protection and Enhancement, and
5. potentially add information related to the Expansion and Enlargement of Nonconforming Uses with respect to the Merlo Station Area.

RZ20001-0013 consists of a proposal to change the zoning on twelve properties (see below) from Light Industrial to the new zoning district proposed under TA2001-0006 of Station Community-Employment. The twelve properties are referenced in the following list:

1S107AA00200	1S107AA00500	1S107AA00800	1S108BB00500
1S107AA00300	1S107AA00600	1S108BB00100	1S108BB00700
1S107AA00400	1S107AA00700	1S108BB00400	1S108BB00800
1S1080002500			

APPROVAL OF MINUTES FOR APRIL 18, APRIL 25, MAY 2, MAY 9 AND MAY 16, 2001

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.